

STRUCTURE LEGEND

CABLE / TV		SEWER	
	Cable / TV Marker		Grease Trap
	Cable / TV Pedestal		Sanitary Sewer Manhole
	Cable / TV Manhole		Cleanout
	Cable / TV Handhole		Sanitary Sewer Vent Pipe
	Cable / TV Cable Box		Sanitary Sewer Marker
			Sanitary Sewer Force Main Valve
			Sanitary Sewer Lift Station
ELECTRIC/POWER		SITE / TOPOGRAPHIC FEATURES	
	Transformer		Street Sign
	Guy Wire		Air Condition Unit
	Power Pole/Utility Pole		Bollard
	Street Light/Light Pole		Mailbox
	Electric Panel		Satellite Dish
	Electric Box		Flag Pole
	Electric Manhole		Monitoring Well
	Electric Handhole		Antenna
	Electric / Power Marker		Column
	Spot Light		Camera Pole / Camera
FIBER OPTIC			Bore Hole Location
	Fiber Optic Marker		Mile Post
	Fiber Optic Manhole		Rail Road Mile Post
	Fiber Optic Pedestal		
GAS		STORM / DRAINAGE	
	Gas Meter		Storm Structure Lid
	Gas Valve		Drop Inlet
	Gas Fill Cap		Catch Basin
	Gas Manhole		Single Wing Catch Basin
	Gas Marker		Double Wing Catch Basin
	Gas Pressure Relief Valve		Weir Inlet
	Gas Vault		Head Wall
	Gas Vent Pipe		Junction Box
	Gas Something :)		Curb Inlet
			Flared-in Section
			Down Spout
PAVEMENT MARKING		TELEPHONE	
	Pavement Marking		Telephone Terminal Box
	Pavement Marking		Telephone Marker
	Pavement Marking		Telephone Handhole Box
	Turn Arrow Left/Right		Telephone Manhole
	Turn Arrow Left		Telephone Cabinet
	Turn Arrow Right		
	Traffic Arrow Straight	TRAFFIC	
	Traffic Arrow Straight/Left		Overhead Traffic Signal
	Traffic Arrow Straight/Right		Traffic Handhole Box
	Traffic Arrow U-Turn		Traffic Signal Pole
	Handicap Pavement Marking		Traffic Signal Loop Control Box
	Bike Lane Pavement Marking		
PROPERTY MONUMENTS		WATER	
	Right-of-Way Monument Found		Fire Hydrant
	Concrete Monument Found		Irrigation Control Valve
	Iron Pin Set		Water Meter
	Iron Pin Found (Rebar found)		Water Valve
	PK Nail Set		Fire Department Connection
	PK Nail Found		Water Vault
	Benchmark		Pressure Irrigation Valve
MISCELLANEOUS			Water Vent Pipe
	Land Lot Symbol		Water Valve Marker
			Water Marker
			Water Manhole
			Water Air Release Valve
			Water Back Flow Preventer
			Sprinkler Head
			Sprinkler Valve

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CM	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plot Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EDP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCF	Reinforced Concrete Pipe
FI	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

LINETYPES

PROPERTY		EXISTING OVERHEAD	
	Adjacent Property		Overhead Wires
	Property Line	EXISTING UNDERGROUND	
	Center of Creek		Cable
FENCE LINES			Electric
	Barb Wire Fence		Fiber Optic
	Chain link fence		Gas
	Wood Fence		Telecommunications
	Woven Wire Fence		Water
SITE / TOPOGRAPHIC FEATURES			Television
	Guardrail		Storm Drainage Line
			Sanitary Sewer



PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING

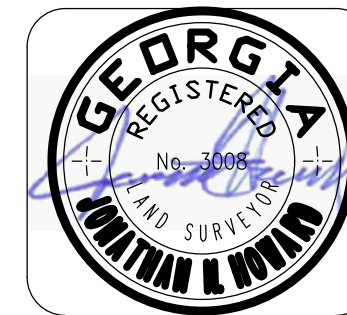
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 ■ WWW.PECCATIL.COM
C.O.A.-LSF000004

5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

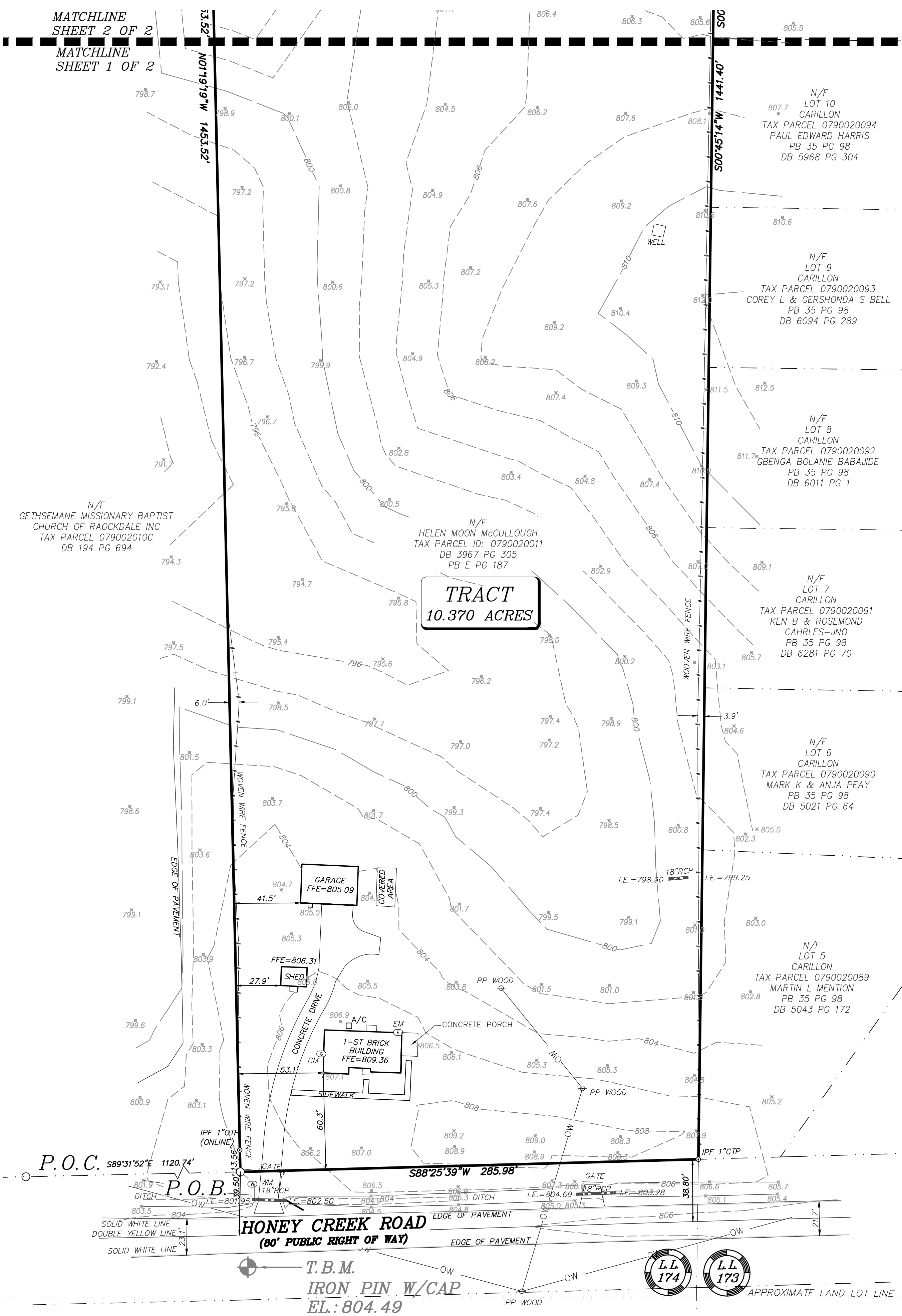
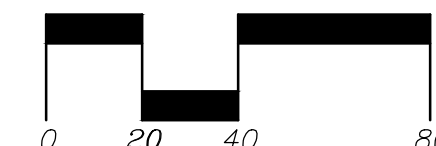
LAND LOT(S) 174
DISTRICT 10th

ALTA/NSPS LAND TITLE SURVEY
FOR
D.R. HORTON & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ROCKDALE COUNTY
GEORGIA



DRAWN BY: SE
CHECKED BY: JNH
FILE NO.: 20085.00
DATE: 12/23/2020
SCALE: 1" = 40'
DATE OF FIELD WORK: 09/11/2020



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 174 of the 10th, District, Rockdale County, Georgia and being more particularly described as follows:

Commencing at a point located at the intersection of the East right-of-way (R/W) line of SR 20 (R/W varies) and the North R/W line of Honey Creek Road (80' R/W public), thence along said North R/W line of Honey Creek Road South 89 degrees 31 minutes 52 seconds West a distance of 1120.74' to a point, said point being THE TRUE POINT OF BEGINNING; thence North 01 degrees 19 minutes 19 seconds West a distance of 1453.52' to a 1" crimp top pipe found; thence South 89 degrees 19 minutes 10 seconds East a distance of 338.39' to an 2" axle; thence South 00 degrees 45 minutes 14 seconds West a distance of 1441.40' to an 1" crimp top pipe found; thence South 88 degrees 25 minutes 39 seconds West a distance of 285.98' to a point and THE TRUE POINT OF BEGINNING.

Said tract having an area of 10.370 acres.

TITLE EXCEPTIONS

Old Republic National Title Insurance Company, Commitment number 2-39402 with an effective date of August 10, 2020 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

f. Right of Way Deed from Sam McCullough, Jr. and Helen M. McCullough to Rockdale County, Georgia, dated April 26, 1965, recorded in Deed Book 57, Page 511, Records of Rockdale County, Georgia.
Comment: This Deed is for the Right-of-Way of Honey Creek Road as shown on survey.

g. All those matters as disclosed by that certain plat recorded in Plat Book E, Page 187, aforesaid Records.
Comment: All matters that can be shown, are shown on the survey.

REFERENCES

1. FINAL PLAT OF THE PROPERTY OF SAM McCULLOUGH, DATED JULY 18, 1969, PREPARED BY ROBERT M. BUHLER, REGISTERED LAND SURVEYOR # 1403, RECORDED IN PLAT BOOK E, PAGE 187, CLERK'S OFFICE, ROCKDALE COUNTY, GEORGIA.

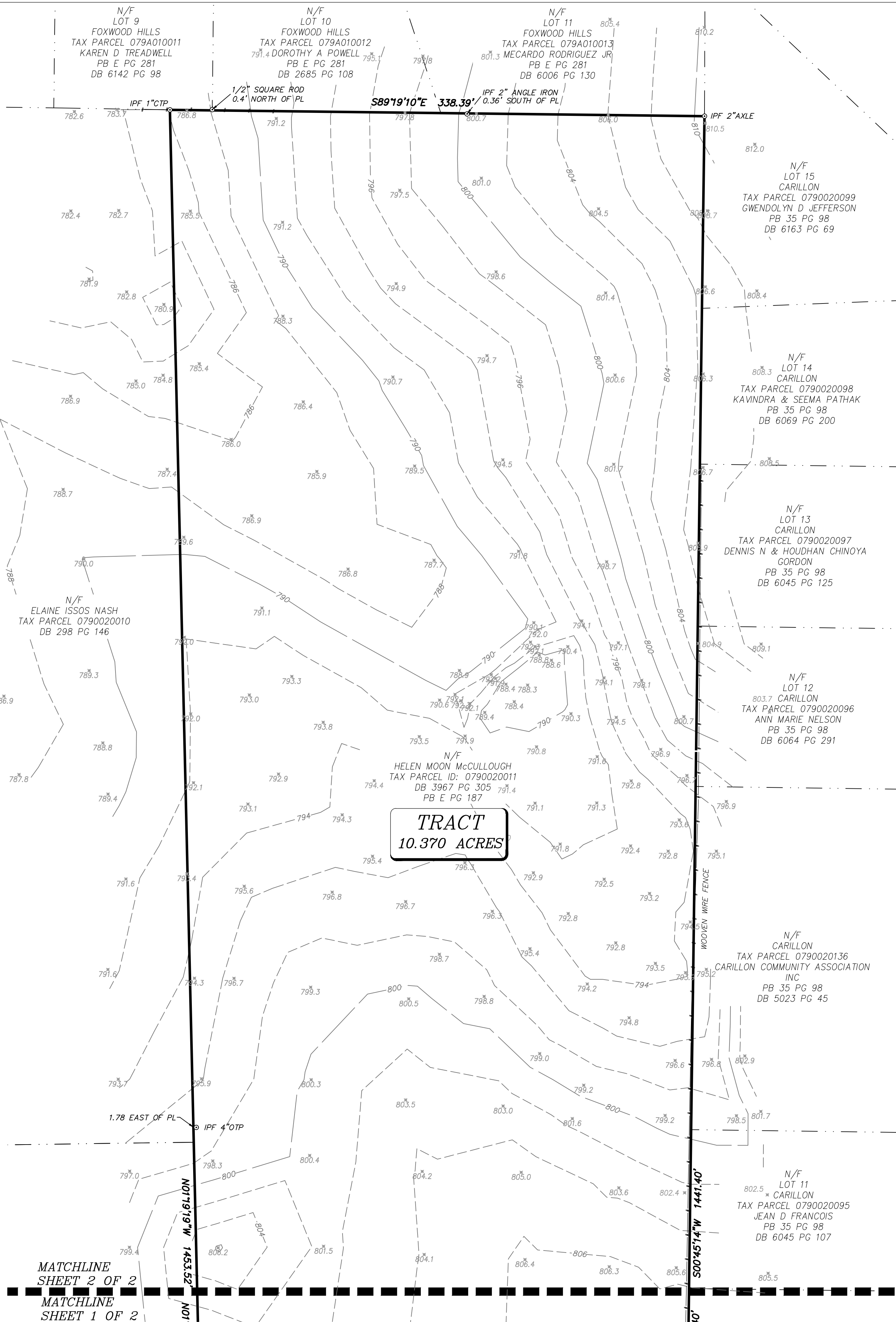
SHEET 1 OF 2

STRUCTURE LEGEND

CABLE / TV		SEWER	
	Cable / TV Marker		Grease Trap
	Cable / TV Pedestal		Sanitary Sewer Manhole
	Cable / TV Manhole		Cleanout
	Cable / TV Handhole		Sanitary Sewer Vent Pipe
	Cable / TV Cable Box		Sanitary Sewer Marker
ELECTRIC / POWER			Sanitary Sewer Force Main Valve
	Transformer		Sanitary Sewer Lift Station
	Guy Wire		
	Electric Meter		
	Power Pole/Utility Pole		
	Street Light/Light Pole		
	Electric Panel		
	Electric Box		
	Electric Manhole		
	Electric Handhole		
	Electric / Power Marker		
	Spot Light		
FIBER OPTIC			
	Fiber Optic Marker		
	Fiber Optic Manhole		
	Fiber Optic Pedestal		
GAS			
	Gas Meter		
	Gas Valve		
	Gas Fill Cap		
	Gas Manhole		
	Gas Marker		
	Gas Pressure Relief Valve		
	Gas Vault		
	Gas Vent Pipe		
	Gas Something :)		
PAVEMENT MARKING			
	Pavement Marking		
	Pavement Marking		
	Pavement Marking		
	Turn Arrow Left/Right		
	Turn Arrow Left		
	Turn Arrow Right		
	Traffic Arrow Straight		
	Traffic Arrow Straight/Left		
	Traffic Arrow Straight/Right		
	Traffic Arrow U-Turn		
	Handicap Pavement Marking		
	Bike Lane Pavement Marking		
PROPERTY MONUMENTS			
	Right-of-Way Monument Found		
	Concrete Monument Found		
	Iron Pin Set		
	Iron Pin Found (Rebar found)		
	PK Nail Set		
	PK Nail Found		
	Point		
	Benchmark		
MISCELLANEOUS			
	Land Lot Symbol		



POND



NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ROCKDALE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13247C01570, EFFECTIVE DATE 12/08/2016 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN SEPTEMBER 2020. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

6. (NO) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. THE ADDRESS OF THE SUBJECT PARCEL IS 1076 HONEY CREEK ROAD S.E.

The field data upon which this map or plat is based has a closure precision of one foot in 24,643 feet, and an angular error of 00' 00" 04" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 345,588 feet.

EQUIPMENT USED:

ANGULAR: CARLSON TOTAL STATION

LINEAR: CARLSON TOTAL STATION

To DR Horton & Old National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 13, and 16 of Table A thereof. The field work was completed on:

Date of Map or Plat: 12/23/2020

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Dead Book	PB	Plat Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		



FEMA MAP (NTS)

LINETYPES

PROPERTY		EXISTING OVERHEAD	
	Adjacent Property		Overhead Wires
	Property Line		
	Center of Creek		
FENCE LINES		EXISTING UNDERGROUND	
	Barb Wire Fence		Cable
	Chain Link fence		Electric
	Wood Fence		Fiber Optic
	Woven Wire Fence		Gas
			Telecommunications
			Water
			Television
SITE / TOPOGRAPHIC FEATURES			Storm Drainage Line
	Guardrail		Sanitary Sewer



Know what's below.
Call before you dig.

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"



■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770) 451-2741 ■ WWW.PECCAL.COM
C.O.A.#15F000004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

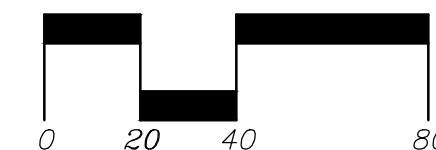
LAND LOT(S) 174
DISTRICT 10th

ALTA/NSPS LAND TITLE SURVEY
FOR
D.R. HORTON & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ROCKDALE COUNTY
GEORGIA



DRAWN BY: SE
CHECKED BY: JNH
FILE NO.: 20085.00
DATE: 12/23/2020
SCALE: 1" = 40'



DATE OF FIELD WORK: 09/11/2020

SHEET 2 OF 2

All that tract or parcel of land lying and being in Land Lot 174 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at iron pin corner on the North right of way of Honey Creek Road said point being located 1,159.0 feet East from the East right of way of Georgia Highway #20 as measured along the North right of way of Honey Creek Road; thence North 1°26' West 1,454.17 feet to iron pin corner; thence South 89°23' East 338.06 feet to stone corner; thence South 0°48' West 1,376.26 feet to iron pin; thence South 3°15' East 65.51 feet to corner on the North right of way of Honey Creek Road; thence West along the North right of way of Honey Creek Road 285.75 feet to corner and POINT OF BEGINNING.

Said tract containing 10.35 acres as shown on plat of the property of Sam McCullough, dated July 18, 1969, prepared by Robert M. Buhler, Registered Land Surveyor #1403, recorded in Plat Book E, Page 187, Clerk's Office, Rockdale County, Georgia, said plat being incorporated herein and made a part hereof.

NOTE: Said property being the same property as set forth on those certain Warranty Deeds recorded at Deed Book 35, Page 126; Deed Book 35, Page 433; and Deed Book 80, Page 96, Deed Book 3353 Page 192 and Deed Book 3353 Page 197 all Rockdale County, Georgia records.



Tiffany D. Hogan, JD
Forward Planning Manager

D.R. HORTON
1371 Dogwood Drive SW, Conyers, GA 30012
tdhogan@drhorton.com
c: 678.780.8526

Home for every stage in life. | D.R. Horton · Express · Emerald · Freedom



©2018 D.R. Horton, Inc. All rights reserved. This email is an advertisement or solicitation. To unsubscribe from commercial email correspondence from D.R. Horton, click [HERE](#). Please do not reply to this email to unsubscribe. For more information about us and to view our privacy policy, you may visit us at our web site: www.drhorton.com. You may write to us at our business address: D.R. Horton, Inc., Attn: Marketing Studio, 1341 Horton Circle, Arlington, Texas 76011. If you write to us, please include your email address. You may call us at 817.390.8200.



<u>SITE DATA</u>	
SITE AREA	± 10.35 ACRES
<u>ZONING</u>	
EXISTING ZONING	AR
PROPOSED ZONING	RM
ZONING JURISDICTION	ROCKDALE COUNTY
<u>USE CALCULATIONS</u>	
TOTAL SITE AREA	+/- 10.35 ACRES
<u>SETBACK REQUIREMENTS</u>	
FRONT YARD SETBACK	MIN: 15 FEET
REAR YARD SETBACK	MIN: 25 FEET
CORNER SIDE YARD	MIN: 15 FEET
INTERIOR SIDE YARD	MIN: 10 FEET
DISTANCE BETWEEN BUILDINGS	SIDE TO SIDE: 15 FEET MIN FRONT TO FRONT/BACK TO BACK: 45 FEET MIN
SCREENING BUFFER AGAINST R DISTRICT	50 FEET
<u>DEVELOPMENT STANDARDS</u>	
MINIMUM LOT SIZE	2 ACRE
MINIMUM LOT WIDTH	60 FEET
BUILDING SIZE	MIN 1,200 SQ FT FOR 3 BEDROOM
MAXIMUM GROSS DENSITY	12 UNITS PER ACRE
PROPOSED TOWNHOMES (20'X50' FRONT LOADED)	75 UNITS
PROPOSED SITE DENSITY	7.25 UNITS PER ACRE
UNITS PER BUILDING ROW	6 UNITS PER ROW MAX.
MAXIMUM BUILDING HEIGHT	35 FEET
<u>OPEN SPACE CALCULATIONS</u>	
MAXIMUM IMPERVIOUS	60 PERCENT
IMPERVIOUS PROPOSED	
MINIMUM OPEN SPACE	400 SQ/FT PER UNIT (MORE THAN 50 UNITS)
OPEN SPACE PROVIDED	
<u>PARKING STANDARDS</u>	
PROVIDED GUEST PARKING	30 GUEST SPACES (0.4 SPACES PER UNIT)

HONEY CREEK RD. at McDONOUGH HWY.

STEELE RD. at WILSON

FOR
D.R. HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GEORGIA 30012
PHONE: 470-774-4884

LAND LOT 9002
7th DISTRICT

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■

REVISIONS:

[illegible]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

CONCEPTUAL MASTER PLAN

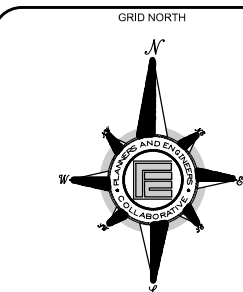


SCALE: 1" = 80'
DATE: JULY 28, 2020
PROJECT: 20085.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021



C3

SHEET

BOARD OF COMMISSIONERS

OZ NESBITT, SR., CHAIRMAN

SHERRI L. WASHINGTON, ESQ., COMMISSIONER POST I

DR. DOREEN WILLIAMS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

KALANOS V. JOHNSON, DIRECTOR

PHONE: (770) 278-7100

planning@rockdalecountyga.gov

County's Proposed Conditions of Zoning

1. To restrict the use of the property as follows:

- A. The site shall be restricted to townhouse development, not to exceed 75 units, and permitted accessory uses.
- B. All garage doors shall be "classic style."
- C. Balconies, covered porches, and/or stoops shall be supported with architectural columns, architectural brackets, or pillars that provide a complimentary architectural appearance to the adjacent building elevation.
- D. All exterior lighting fixtures directly attached to the dwelling units shall be "classic style" and compliment the building architecture.
- E. The Covenants, Conditions, and Restrictions shall include a clause to limit the maximum number of homes that can be rented or leased within the development at any one time to be no more than fifteen (15) percent.
- F. Contingent upon approval of the rezoning, there shall be no request made to annex any part of the RM site for 30 years from the date of the approval.

2. To satisfy the following site development considerations:

- A. Five (5) foot wide concrete sidewalks shall be provided along the Honey Creek RD right-of-way.
- B. All internal concrete sidewalks shall be five (5) feet wide and installed on both sides of the proposed streets.
- C. A five (5) foot minimum landscape strip shall be provided within Honey Creek Rd right-of-way, between roadway and sidewalk. A five (5) foot minimum landscape strip shall be provided on all internal public roads between roadway and sidewalk.
- D. Driveways for front and rear loaded townhomes shall maintain a minimum of 18 feet between the garage and the back of the sidewalk and shall have a width minimum that is equivalent to the width of the garage.
- E. All grassed areas shall be sodded.
- F. All utilities shall be placed underground.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. The amenity areas shall include a minimum of green space and dog park.
- I. All amenity areas shall be accessible through five (5) foot wide concrete sidewalks.

- K. Streetlights shall be provided throughout the residential development along the internal streets where residential units directly abut. All streetlights shall be residential in character and meet the minimum lighting standards of Rockdale County, GA as defined in the current edition of the development regulations at the time of development permitting.

DISCLAIMER: DESIGN IS CONCEPTUAL AT THIS STAGE, AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

